

160 Montague Street, Lunenburg



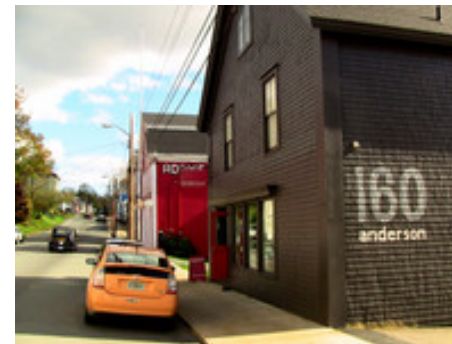
Iconic Lunenburg: Waterfront Commercial Building

\$535,000 +HST

160 Montague: a fixture on Lunenburg's working waterfront since 1873. This striking 2 $\frac{1}{2}$ storey warehouse building enjoys a prime location in the Old-Town Waterfront Commercial District. Frontage on both Montague Street and Bluenose Drive ensures high visibility in the busiest of pedestrian traffic areas. Substantial renovations in 2004-05 include engineer-certified steel beam reinforcing, complete rewiring, new heating system & insulation, and new windows and doors. Exterior work includes extensive replacement of shingles and complete repainting. The large 44 x 31 footprint offers over 3800 sq ft on 4 levels with excellent views of the waterfront activity and Lunenburg Harbour over to Kaulbach Head and the Bluenose Golf Club. Other key elements include storefront retail space on Montague Street, a large street level loading bay with 12' high doors opening to Bluenose Dr, original wideplank flooring, and exposed wooden beams. The immaculate condition and updated systems of this 140 year old structure ready it for the next century of service. In good company on a historic streetscape with other fine examples of 19th century commercial architecture and successful businesses. Recent zoning changes now allow Residential Use in the building! 160 Montague represents a rare opportunity and a myriad of possibilities within Lunenburg's vibrant Waterfront Commercial District!



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Property Highlights

Age ±: 1873

Lot Size: approx. 1800 sq-ft

Style: historic 2.5 storey waterfront warehouse

Floor Space: 3860 sq-ft

Bathrooms: 1

Flooring: softwood, concrete

Heating: oil-fired, forced hot air

Water: municipal

Sewer: municipal

Garage: street level loading bay (12' high doors)

Services: electric, phone, cable, high-speed internet

Zoning: General Commercial

Taxes: \$8,068 (2012)

Rooms

Retail Storefront: 10' x 24' (Main)

Kitchenette: 6' x 5' (Main)

Bathroom (toilet): 5' x 4' (Main)

Gargage/Warehouse: 32' x 31' (Main)

Gallery: 31' x 44' (2nd)

Studio/Workshop: 31' x 36.5' (3rd)

Directions

Old-Town Waterfront Commercial District:
Montague Street, between Rum Row & Hopson Street. (Parking available on both Montague Street and Bluenose Drive)

Look for the Coastal Winds Realty sign!

Listing Agents

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